141.0	0002	0009.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 757,500 / 757,500
					USE VALUE: 757,500 / 757,500
					ASSESSED: 757,500 / 757,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
273		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TELEEN STEPHANIE & MATTHEW
Owner 2:	
Owner 3:	
Street 1:	273 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DUNNIGAN DOROTHY I -
Owner 2:	-
Street 1:	273 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,848 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 1484 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6848.000	256,800	300	500,400	757,500
Total Card	0.157	256,800	300	500,400	757,500
Total Parcel	0.157	256,800	300	500,400	757,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.44 | /Parcel: 510.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 90494
GIS Ref:
GIS Ref:
Insp Date: 07/02/12

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	256,900	300	6,848.	500,400	757,600	757,600	Year End Roll	12/18/2019
2019	101	FV	206,900	300	6,848.	469,100	676,300	676,300	Year End Roll	1/3/2019
2018	101	FV	206,900	300	6,848.	387,800	595,000	595,000	Year End Roll	12/20/2017
2017	101	FV	206,900	300	6,848.	356,500	563,700	563,700	Year End Roll	1/3/2017
2016	101	FV	206,900	300	6,848.	325,200	532,400	532,400	Year End	1/4/2016
2015	101	FV	201,800	300	6,848.	319,000	521,100	521,100	Year End Roll	12/11/2014
2014	101	FV	201,800	300	6,848.	296,500	498,600	498,600	Year End Roll	12/16/2013
2013	101	FV	201,800	300	6,848.	282,100	484,200	484,200		12/13/2012

!10876!

PRINT

Date	Time
12/11/20	01:07:15

LAST REV

Date	Time
02/26/20	14:57:19

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10876

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUNNIGAN DOROTH	57356-108		8/26/2011		410,000	No	No		
	7627-594		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	90494
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2019	1667	Inter Fi	60,000	O				
2/22/2017	166	Renovate	7,800	C				
5/30/2008	532	Siding	14,500			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2012	Measured	JBS	JOHN S
11/29/2011	MLS	EMK	Ellen K
3/11/2009	Inspected	163	PATRIOT
1/14/2009	Measured	372	PATRIOT
11/10/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6848		Sq. Ft.	Site		0	80.	0.91	9									500,353						500,400	

Total AC/HA: 0.15721 | Total SF/SM: 6848 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 500,353 | Spl Credit | Total: 500,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372211
Depreciation:	115385
Depreciated Total:	256826

COMMENTS

643-8882.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

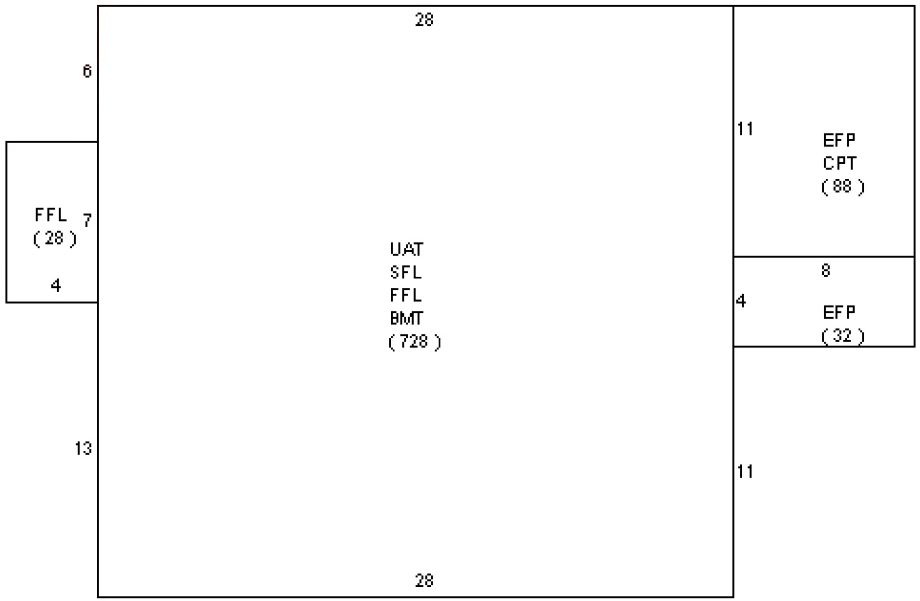
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.05
Special Features:	0	Val/Su Net:	98.69
Final Total:	256800	Val/Su SzAd	173.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	756	167.050	126,287
BMT	Basement	728	50.110	36,483
SFL	Second Floor	728	167.050	121,609
UAT	Upper Attic	182	66.820	12,161
EFP	Enclos Porch	120	49.410	5,929
CPT	Carport	88	19.800	1,742

Net Sketched Area:	2,602			Total:	304,211
Size Ad	1484	Gross Are	3148	FinArea	1484

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

141.0-0002-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X12	A	AV	1960	6.00	T	40.8	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300